

Applicant:	N/A
Proposal:	WNDC Outline Planning Application - Outline application for residential development up to 82 units including public open space and associated works. All matters reserved.
Ward:	Towcester Brook
Councillors:	Cllr Johns, Cllr Dallyn and Cllr Samiotis
Reason for Referral:	To allow Members to decide how the money is to be allocated to meet or mitigate any need or impact arising from the development.
Expiry Date: N/A	Committee Date: 11 th April 2019

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: TO RE-ALLOCATE SOME OF THE SECURED S106 CONTRIBUTION ON AN ALTERNATIVE SCHEME TO INSTALL A PERMANENT VEHICLE ACTIVATED SPEED (VAS) SIGN AT THE TOP OF NORTHAMPTON ROAD, TOWCESTER.

The matter is reported to the Planning Committee, to allow Members to reconsider the reallocation of money previously identified to meet or mitigate any need or impact arising from the development.

Proposal

At the Planning Committee meeting on 2nd July 2015, Members resolved to allocate the secured s106 contribution from the Belle Baulk development on several schemes, one of which was the installation of bus shelters on the Watling Street; Members allocated £40,000 towards this project which also included a maintenance sum for 5 years. To date only one shelter has been installed adjacent Richmond Court sheltered accommodation however, it is not possible for any other to be installed due to the location of utilities. Therefore alternative schemes are being identified by Towcester Town Council (TCC) to spend the remaining £36,208.00. One proposal currently identified, is the installation of a permanent Vehicle Activated Speed (VAS) sign at the top of Northampton Road, Towcester at a cost of £2,600.00 (net).

Consultations

None undertaken

Conclusion

The key issues arising from the application details are:

- Alternative/re-allocation of funding scheme

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPRAISAL

- 1.1 Planning permission was granted on 29th March 2011 for outline planning consent for up to 82 dwellings at land off of the existing Belle Bauk estate in Towcester.
- 1.2 The application was submitted to and determined by the West Northamptonshire Development Corporation and contributions were secured through S106 attached to the planning permission based on the Corporation's discounted Residential Standard Charge.
- 1.3 The discounted Residential Standard Charge equated to £18,000 per unit to be applied to a broad list of infrastructure as set out within an indicative list attached to the legal agreement.
- 1.4 The indicative list of infrastructure includes items such as Affordable Housing, Education, Libraries, community centre, youth centre, open space, sports and leisure, crematoria and burial grounds, emergency and health services, waste, transport, flood defence, public realm, community cohesion and employment training.
- 1.5 The total S106 contribution based on the development of 82 dwellings was secured at **£1,476,000.00**
- 1.6 Following transfer of planning powers back to South Northants Council from WNDC, the responsibility for collecting and allocating the S106 contributions attached to planning permissions granted by the Corporation falls to the District Council as local planning authority.
- 1.7 At the Planning Committee meeting on 2nd July 2015, Members resolved to allocate £1,102,260 (+ indexation + interest + any money not utilised by applicant for the Watling St footpath and pedestrian crossing/bus stops) into a single Towcester Fund, which is to be allocated by the Head of Development Management in consultation with an SNC Community Benefits Panel for any piece of infrastructure identified in schedule 9 of the S106. Councillors Sandra Barnes MBE, Rebecca Breese, Stephen Clarke, Richard Dallyn and Martin Johns be appointed to the Community Benefits Panel.
- 1.8 Following that meeting, the secured s106 contribution from the Belle Bauk development was to be spent on several schemes, one of which was the installation of bus shelters on the Watling Street; Members allocated £40,000 towards this scheme to be paid to TTC.
- 1.9 The precise proposed locations of the 3 identified shelters were dealt with under a Certificate of Lawfulness, and these locations were appropriate for the Conservation Area.
- 1.10 To date only one shelter has been installed adjacent Richmond Court sheltered accommodation. The trial holes dug out by Highways England revealed that all major utilities ran beneath the proposed locations for the shelters, and these would need to be diverted to accommodate the deep foundations for the agreed style of shelter.
- 1.11 It was not possible to ascertain the cost of diverting the utility supplies and TTC was not in a position to meet any shortfall had this project exceeded the allocated budget.
- 1.12 Consequently as an alternative TTC is considering a number of other projects to which the unspent £36,208.00 of S106 funds could be allocated. One already identified project is the installation of a permanent vehicle activated speed (VAS) sign at the top of Northampton Road, Towcester at a cost of £2,600.00 (net).

Statistics gathered by Towcester Neighbourhood Watch, who maintain a mobile VAS on behalf of TTC, show there is a serious problem with vehicles exiting the A43 onto Northampton Road as excessive speed and motorists are not being impeded by the traffic calming measures already in place.

1.13 Should Members approve this reallocation of funding, Northants Highways will need to grant permission for the installation on their highway land.

1.14 This currently identified project is considered to be an item to which funding could be allocated in accordance with the indicative list of infrastructure set out in the S106 agreement.

2. CONSULTATIONS

2.1 None undertaken

3. REPRESENTATIONS

3.1 None received

4. CONCLUSION

4.1 Whilst it was unfortunate that the installation of bus shelters was not possible, the alternative project currently identified is considered to be an acceptable alternative and in due course other projects will be reported to Planning Committee to ensure that the funding is spent to meet or mitigate any need or impact arising from the development.

4. RECOMMENDATION

TO RE-ALLOCATE SOME OF THE SECURED S106 CONTRIBUTION ON AN ALTERNATIVE SCHEME TO INSTALL A PERMANENT VEHICLE ACTIVATED SPEED (VAS) SIGN AT THE TOP OF NORTHAMPTON ROAD, TOWCESTER.

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